

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**  
**CONCEPT PLAN**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 11-SA-17-C                      **Related File Number:** 11-C-17-UR  
**Application Filed:** 9/25/2017              **Date of Revision:**  
**Applicant:** STEVE BETHEL

## PROPERTY INFORMATION

**General Location:** West side E. Emory Rd, east of Fortner Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 37 230, 230.01, 230.02 OTHER: 230.03                      **Jurisdiction:** County  
**Size of Tract:** 17 acres  
**Accessibility:** Access is via E. Emory Road, a major arterial street with 65' of pavement width within 90' of right-of-way. Hoff Lane, a local street with 26' of pavement within 50' of right-of-way, terminates at the eastern property line but does not currently provide vehicular access to the site.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** House and vacant land  
**Surrounding Land Use:** This area is developed with rural to low density residential uses. The intersection of E. Emory Road and Dry Gap Pike is .65 miles away and is developing as a neighborhood center, including an elementary school and Boy's and Girls Club, retail/commercial and office uses, and attached houses. The uses that make up this center are primarily on the south side of Emory Road with the only pedestrian crossing being at the Dry Gap Pike intersection.  
**Proposed Use:** Detached residential subdivision                      **Density:** 3.6 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 2129 E Emory Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) pending  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 2129 Emory Road

No. of Lots Proposed: 64      No. of Lots Approved: 0

Variations Requested:

- 1) Horizontal curve variance on Road "A" from 250' to 125' beginning at STA 3+08.39
- 2) Horizontal curve variance on Road "A" from 250' to 125' beginning at STA 5+27.42
- 3) Horizontal curve variance on Road "A" from 250' to 125' beginning at STA 12+55.53
- 4) Horizontal curve variance on Road "A" from 250' to 125' beginning at STA 14+93.71
- 5) Horizontal curve variance on Road "A" from 250' to 125' beginning at STA 22+21.12
- 6) Broken back tangent on Road "A" from 50' to 40.01' between STA 14+53.70 and STA 14+93.71
- 7) Vertical curve variance on Road "A" from K=25 to K=20 at STA 0+30.00
- 8) Reverse curve tangent variance on Road "A" from 150' to 75.61' at STA 4+51.81

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE variances 1 - 8 because the site's topography restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Installation of sidewalks as identified on the concept plan at the time of the installation of Road "A", with the exception of the pedestrian connection (sidewalk) from Road "A" to Hoff Lane, which shall be constructed in accordance with condition #4. All sidewalks, including the pedestrian connection, shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works.
4. Installation of the pedestrian connection (sidewalk) on Lot 10, from Road "A" to Hoff Lane, when the building permit for a house on Lot 10 is approved.
5. Prior to submission of the final plat a stream determination shall be submitted to Knox County Department of Engineering and Public Works to verify the blue line shown on the property is not a stream. If it is determined to be a stream, the stream and applicable buffers shall be shown on the final plat.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Tennessee Department of Transportation.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to develop this 17.7 acre tract into 64 detached residential lots at a density of 3.6 du/ac. The Planning Commission recommended approval of rezoning the property from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential) at a density of up to 4 du/ac. Knox County Commission will considered the rezoning on November 20, 2017.

The proposed subdivision will have a single access to Emory Rd. and will not have a secondary vehicular access. The new road will include bulbouts in three of the curves that create a wider than usual driving surface, as well as a greater amount of frontage area for the creation of lots. This is an atypical design that is being considered a test case by Knox County Engineering and Public Works (EPW) to see how this design functions and used by the residents. Until this development is constructed and there is time to study its functionality, EPW does not anticipate approving any additional streets with this design.

The development is within the Parental Responsibility Zone for Brickey McCloud Elementary School so it will include a sidewalk on one side of the street and include a pedestrian connection (sidewalk) to Hoff Lane, which is in the adjacent Emory Estate subdivision to the east. Staff is recommending that the sidewalks be installed when the road is constructed.

**Action:** Approved

**Meeting Date:** 11/9/2017

**Details of Action:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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**Summary of Action:**

APPROVE variances 1 - 8 because the site's topography restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.  
APPROVE the Concept Plan subject to 9 conditions.

**Date of Approval:** 11/9/2017

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Chancery Court

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**